

Document No. 3980
Voted at Meeting of 8/21/80

BOARD OF APPEAL REFERRALS

August 21, 1980

1. Z-4757 Paul Deligianidas
14-16 Rushmore Street, Brighton
2. Z-4759 Thomas J. Woodruff
210-214 Washington Street, Dorchester
3. Z-4762 Rising Sun Christianity Inc.
25 Exeter Street, Boston
4. Z-4763 B & M Realty Co.
533-539 Commonwealth Avenue, Boston
5. Z-4768 Leo Darish
111-119 Cambridge Street, Charlestown
6. Z-4765 Alaskan Thunder Partners, Ltd.
27-27A Temple Street, Boston
7. Z-4846 Patricia Flynn
5-5A Mystic Aenue, Charlestown
8. Z-4851 Walter Mashaka
5330-5340 Washington Street, West Roxbury

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

August 21, 1980

Hearing: 8/26/80
Z-4757
Paul Deligianidas
14-16 Rushmore Street, Brighton
Near Academy Hill Road

2½ Story frame structure - S-.5

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: Erect one story addition to two family dwelling.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non conforming use requires Board of Appeal Approval.

Rear addition (15'x 16') will provide kitchen, dining and laundry space. Abutters have no objection. Recommend approval.

VOTED: In reference to Petition Z-4757, brought by Paul Deligianidas, 14-16 Rushmore Street, Brighton, for a change in a non conforming use to erect a one story addition to a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends Approval. Addition will not adversely affect this low density area.



Z-4757

14-16 RUSHMORE ST
(BR/1)

Board of Appeal Referrals August 21, 1980

Hearing: 8/26/80 Z-4759
 Thomas J. Woodruff
 210-214 Washington Street
 Dorchester
 Near Eldon Street

One story structure - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from garage to private social club.

Violation(s):

Section

Required

Proposed

9-2. Change in a non-conforming use requires Board of Appeal Hearing.

Social club existing since May is inappropriate. Inadequate off-street parking tends to further congest local streets. The City and HUD have approved a Housing Innovations Inc. application for 101 units of Section 8 Housing adjacent to and across the street from the club site. This development involving rehabilitation and new construction is essential to the revitalization and stability of the surrounding community. No neighborhood response; Little City Hall is opposed.
Recommend Denial.

VOTED: In reference to petition Z-4759, brought by Thomas J. Woodruff, 210-214 Washington Street, Dorchester, for a change of occupancy from Garage to private social club in a local business (L-1) District, the Boston Redevelopment Authority recommends denial. Social Club is inappropriate. Inadequate off-street parking tends to further congest local streets. The City and HUD have approved a Housing Innovations Inc. application for 101 units of Section 8 housing adjacent to and across the street from the club site. This development involving rehabilitation and new construction is essential to the revitalization and stability of the surrounding community. Little City Hall is opposed.

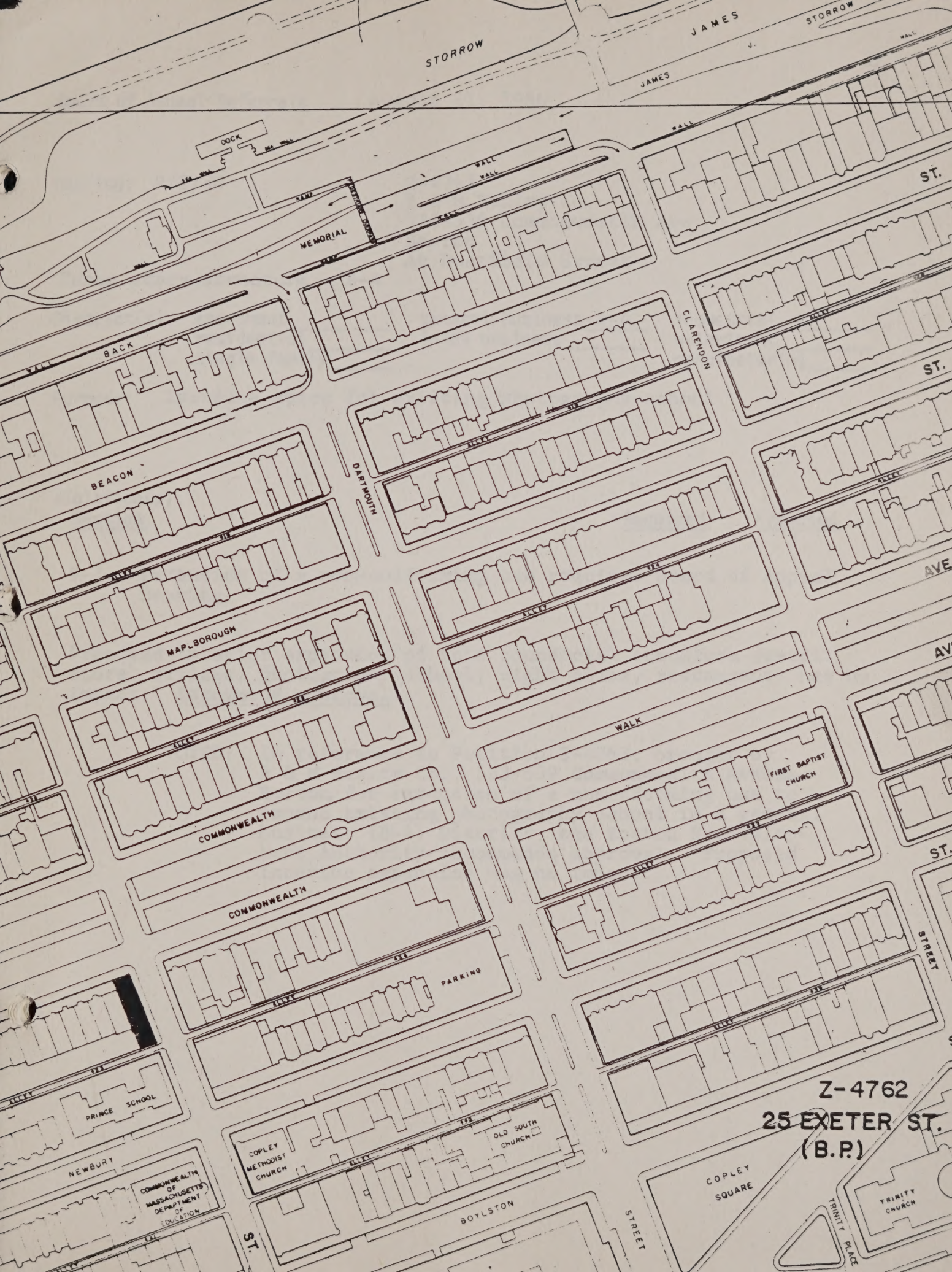


Z-4759

210-214 WASHINGTON ST.
(DOR.)

Rising Sun Christianity Inc.
25 Exeter Street, Boston
At Commonwealth Ave.

VOTED: In reference to Petition Z-4762, brought by Rising Sun Christianity Inc. 25 Exeter Street, Boston, for two conditional uses, a forbidden use and a change in a nonconforming use for change of occupancy from offices and two apartments to church, school and ten lodgers in an apartment (H-5-70) District, the Boston Redevelopment Authority recommends approval with the following provisos: That the conditional use terminate at the end of three years; that the use extend to the petitioner only and expire upon sale, lease or other disposition of property and structure returned to taxable status; that petitioner apply to Back Bay Architectural Commission for approval of entrance paint colors and carpeting.



Z-4762
25 EXETER ST.
(B.P.)

Hearing: 9/9/80

Z-4763
B & M Realty Co.
533-539 Commonweatlh Ave.
Boston
At Deerfield Street

Three story structure - B-4

District(s):	apartment_____	general business <u>B-4</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

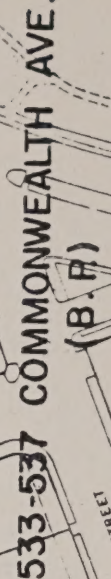
Purpose: Increase space for existing photography school.

Violation(s):		
<u>Section</u>	<u>Required</u>	<u>Proposed</u>

9-1. Extension of a non-conforming use requires Board of Appeal Hearing.

Proposed interior expansion of this commercial structure (retail store, offices, photography school, night clubs, restaurant) has no impact. Recommend approval.

VOTED: In reference to Petition Z-4763, brought by B & M Realty Co., 533-539 Commonwealth Avenue, Boston, for extension of a nononforming use to expand existing photography school in a general business (B-4) District, the Boston Redevelopment Authority recommends approval. Proposed interior expansion has no impact.



Board of Appeal Referrals August 21, 1980

Hearing: 9/9/80

Z-4768
Leo Darish
111-119 Cambridge Street
Charlestown
At Hadley Street

Gas service station - B-1

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Install underground 10,000 gallon gasoline storage tank.

Violation(s):
Section

Required

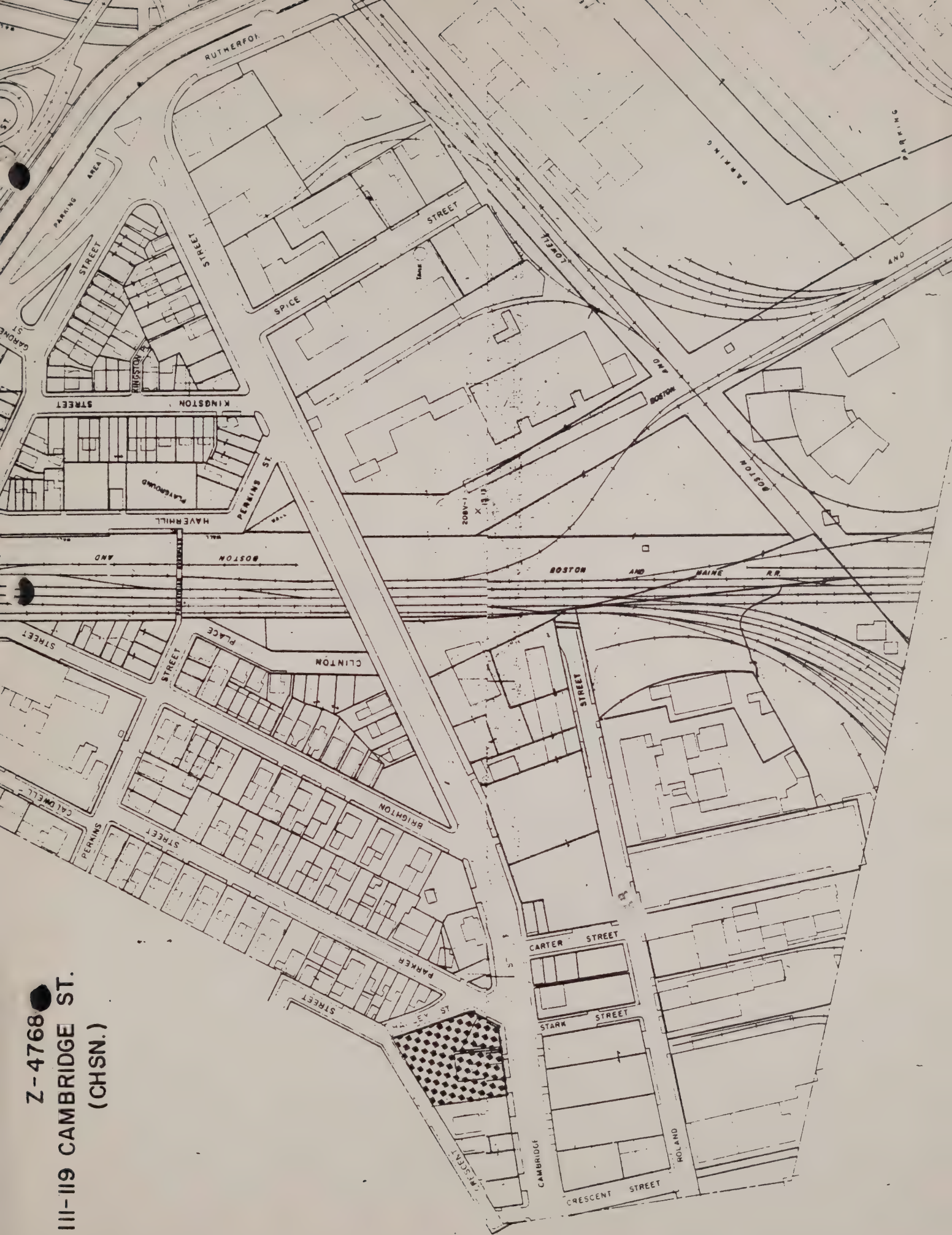
Proposed

8-6. Increase in existing conditional use requires Board of Appeal Hearing.

Installation of 10,000 gallon tank would increase underground storage capacity to 28,840 gallons, and decrease frequency of bulk deliveries to the self service facility. Proposal will comply with storage, vapor recovery and inventory control regulations.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4768, brought by Leo Darish, 111-119 Cambridge Street, Charlestown, for a conditional use to install underground 10,000 gallon gasoline storage tank in a general business (B-1) District, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service station.

Z-4768
111-119 CAMBRIDGE ST.
(CHSN.)



Board of Appeal Referrals August 21, 1980

Hearing: 9/9/80

Z-4765
Alaskan Thunder Partners Ltd.
27-27A Temple Street
Boston
Near Cambridge Street

Five story structure - H-2-65

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from nine apartments and store to ten apartments.

Violation(s):

Section

Required

Proposed

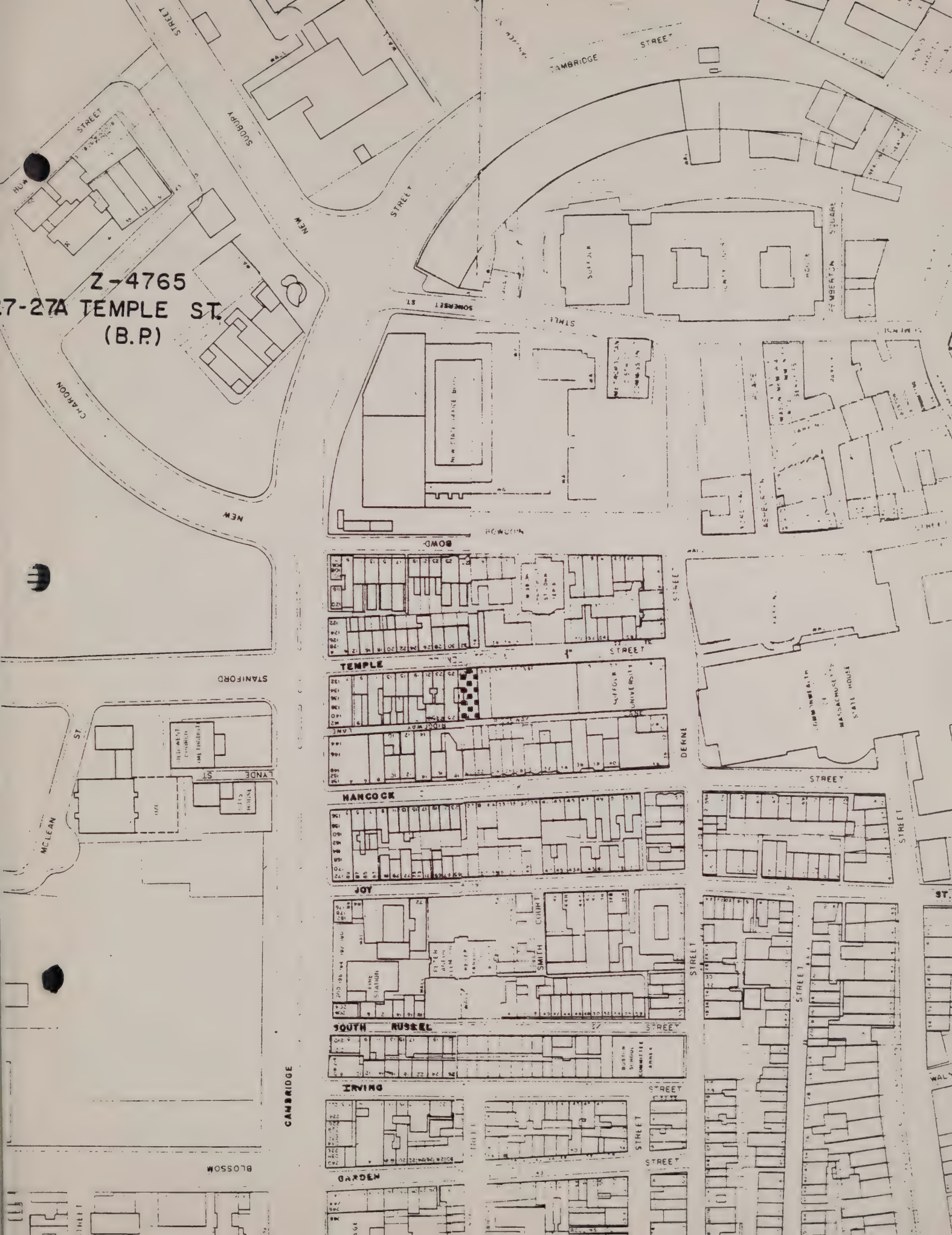
8-7 Any dwelling converted for more families which does not meet the requirement of open space is forbidden in an H-2-65 District.

15-1. Floor area is excessive.

17-1. Open space is insufficient.

Occupancy existing for several years without adverse impact. Beacon Hill Civic Association has no opposition. Recommend Approval.

VOTED: In reference to Petition Z-4765, brought by Alaskan Thunder Partners Ltd., 27-27A Temple Street, Boston, for a forbidden use and two variances for change of occupancy from nine apartments and store to ten apartments in an apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval. Existing occupancy consistent with neighborhood density. No adverse impact.



Z-4765

7-27A TEMPLE ST.
(B.P.)

CAMBRIDGE

GARDEN

IRVING

SOUTH RUSSEL

JOY

HANCOCK

TEMPLE

BOND

HOWSON

ST. ST.

SOMERSET ST.

ST. ST.

ST. ST.

SUBURY

CAMBRIDGE

STREET

STREET

HOA

STANFORD

LYNDE

ST.

MCLEAN

BLOSSOM

STREET

STREET

STREET

ST.

WALY

STREET

STREET

DERNE

MASSACHUSETTS
ST. HOUSE

ST. HOUSE

SUPPLER

NEW FINE LANCE BLDG.

Board of Appeal Referrals August 21, 1980

Hearing: 9/9/80

Z-4846
Patricia Flynn
5-5A Mystic Avenue, Charlestown
Near Dorrance Street

Auto salvage yards - I-2

District(s): apartment _____ general business _____ industrial I-2 _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for outdoor salvage yard; legalize
existing office trailer.

Violation(s):

Section

Required

Proposed

8-7. Auto salvage yard is conditional in
an I-2 district.

Site is appropriate, located between Sullivan Square MBTA Complex
and Somerville Line. Auto salvage use will not impact properties
in this industrial district. Recommended approval with proviso.

VOTED: In reference to Petition Z-4846, brought
by Patricia Flynn, 5-5A Mystic Avenue,
Charlestown, for a conditional use to use
premises for outdoor salvage yard and
legalize existing office trailer in an
industrial (I-2) District, the Boston
Redevelopment Authority recommends approval
provided that the use is screened by a fence
not less than seven feet high.

Z-4846

5-5A MYSTIC AVE.
(CHSN.)

SOMERVILLE



Board of Appeal Referrals August 21, 1980

Hearing: 9/9/80 Z-4851
 Walter Meshaka
 5330-5340 Washington Street,
 West Roxbury
 At Dedham Line

Used car lot - L-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect car wash for six vehicles.

Violation(s):

Section

Required

Proposed

8-7. Car wash is conditional in an L-.5 District.

This area of Washington Street at Dedham Line is primarily commercial. Car wash will replace existing used car lot. Site is appropriate, and is bordered by fast food restaurant and gas station. No neighborhood reaction. Recommend approval with proviso.

VOTED: In reference to Petition Z-4851, brought by Walter Meshaka, 5330-5340 Washington Street, West Roxbury for a conditional use to erect a car wash for six vehicles in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



MARY
DRAPER
PLAYGROUND

2-4851
5330-40 WASHINGTON ST.
(W. R.)